076.0	0006	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,600 /	757,600
					USE VALUE:	757,600 /	757,600
					ASSESSED:	757,600 /	757,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	24 EPPING STREET LLC			
Owner 2:				
Owner 3:				
Street 1:	41 KATIE WAY			
Street 2:				
Twn/City:	TEWKSBURY			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	01876		Type:	

PREVIOUS OWNER

Owner 1:	MINASIAN MARY -
Owner 2:	SAKER JANET -
Street 1:	72 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9291.000	268,500		489,100	757,600
Total Card	0.213	268,500		489,100	757,600
Total Parcel	0.213	268,500		489,100	757,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.11 | /Parcel: 322.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,500	0	9,291.	489,100	757,600		Year end	12/23/2021
2021	101	FV	258,800	0	9,291.	489,100	747,900		Year End Roll	12/10/2020
2020	101	FV	258,800	0	9,291.	489,100	747,900	747,900	Year End Roll	12/18/2019
2019	101	FV	207,600	0	9,291.	454,200	661,800	661,800	Year End Roll	1/3/2019
2018	101	FV	207,600	0	9,291.	454,200	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	207,600	0	9,291.	398,300	605,900	605,900	Year End Roll	1/3/2017
2016	101	FV	207,600	0	9,291.	363,300	570,900	570,900	Year End	1/4/2016
2015	101	FV	206,600	0	9,291.	321,400	528,000	528,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINASIAN MARY,	77854-251	1	5/25/2021		1,025,000	No	No		
Minas Minasian	19485-218		11/1/1988		1	No	No		Nora Minasian dod 10/31/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1080	Addition	340,000	O				
6/10/2021	723	Inter-De	21,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
1/10/2009	Meas/Inspect	372	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9291		Sq. Ft.	Site		0	70.	0.75	12									489,111						489,100	

PREVIOUS ASSESSMENT

PRINT

Date	Time
12/30/21	03:48:58

LAST REV

Date	Time
10/07/21	18:11:06
danam	

User Acct

48558

GIS Ref

GIS Ref

Insp Date

11/06/18

!6379!

USER DEFINED

Prior Id # 1:	48558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.21329	Total SF/SM:	9291	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,111	Spl Credit		Total:	489,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29180932
Const Adj.:	0.99277753
Adj $ / SQ:	128.248
Other Features:	104625
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389195
Depreciation:	120651
Depreciated Total:	268545

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

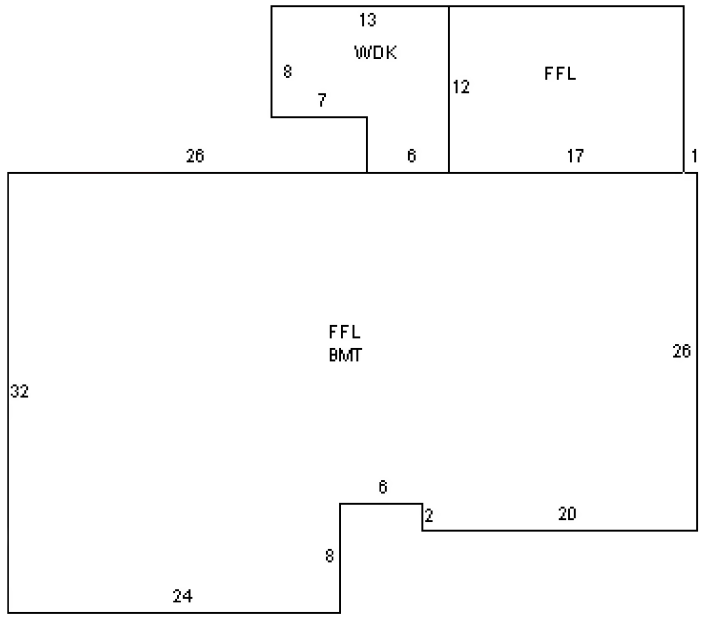
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.25
Special Features:	0	Val/Su Net:	84.01
Final Total:	268500	Val/Su SzAd	164.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,636	128.250	209,814
BMT	Basement	1,432	50.980	73,001
WDK	Deck	128	13.710	1,755

Net Sketched Area:	3,196			Total:	284,570
Size Ad	1636	Gross Area	3196	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	